

17.130.040: FARM ANIMAL FLOATING ZONE:

17.130.040.010: PURPOSE:

The farm animal floating zone is established to provide regulations and standards for the keeping of animals commonly used in agriculture whether specifically being raised as a food product, for assistance in the production of food products, for its fur or hide or for recreational purposes. The regulations of this section are intended to prevent these animals from becoming nuisances to occupants of nearby properties and to prevent conditions that are unsanitary and unsafe. The keeping of farm animals is intended for noncommercial or limited commercial purposes. Only the animals specifically listed in this section will be allowed as regulated by this section. This floating zone is intended to encourage sustainable local and family food production, while establishing regulations that control the use of appropriate farm animals in a semirural environment as needed to protect the health, safety, and welfare of the community. Except for standards set forth in this section or those set forth in Section 17.130.020 the "residential chickens floating zone", land use and development standards shall meet the requirements of the underlying zone.

17.130.040.020: DEFINITIONS:

Apiary: A place where bees or beehives are kept, especially when being raised for honey.

Bees: Family of bees specifically used in production of honey. Other types of bees such as Africanized bees are considered wild animals and are strictly prohibited from being kept within the City limits.

Beehive: A frame hive, box hive, box, barrel, log, gum skep, or other artificial or natural receptacle which may be used to house bees.

Bee Colony: A group of bees made up of a queen, drones and workers

Farm Animal: A domesticated animal commonly used in agriculture whether specifically being raised as a food product, for assistance in the production of food products, for its fur or hide or for recreational purposes. Only those animals on the following list are allowed as 'farm animals' in the City.

Farm Animals			
Alpaca	Bees	Bison	Burro
Cattle	Chicken	Chinchilla	Donkey
Duck	Elk	Emu	Goat
Goose	Guanaco	Horse	Llama
Mink	Mule	Ostrich	Pigeon
Pony	Rabbit	Rhea	Sheep
Turkey	Vicuña	Yak	

Flyway Barrier: A solid fence or hedge used in bee keeping, at least 6' in height extending 10' feet from the hive in each direction. It is used to force bees to fly at least 6' above ground over neighboring property lines.

Honeybee: The common honeybee, *Apis mellifera* species, at any stage of development, but not including the African honeybee, *Apis mellifera scutellata* species, or any hybrid thereof.

Pigeons: Any domesticated pigeon kept by hobbyists such as carrier pigeons, homing pigeon, racing homer, tumbling pigeons, release doves and other types that are bred for certain abilities or physical characteristics such large feathers on the feet or fan-shaped tails. Non-domesticated or wild pigeons are not allowed to be kept or bred within the City limits.

Wild Animals: Wild animals as defined in Section 6.04.010 are strictly prohibited in all zones and are not considered “farm animals”.

17.130.040.030: STANDARDS FOR FARM ANIMALS:

- A. The raising of farm animals on certain residential and agriculturally zoned properties may be allowed contingent that the standards and regulations found in this floating zone are met. Some animals may be allowed in all zones subject to conditions listed, while others may not be allowed under any conditions. Farm animals are not allowed in any commercial, industrial, office, or open space zone. Farm animals can be the primary use in an agricultural zone however farm animals can only be accessory to a permitted or approved conditional use in all other zones where allowed. All farm animals are to be confined to the property to which they are assigned. The following table and sections summarize in which zones farm animals are allowed:

Farm Animal Table												
Zones	A-5	A-1	R-1.8	R-2.5	R-3	R-4	R-5	R-M	PC	VMR	BH-MU	VMU
Min. Lot Size	½ Acre	½ Acre	½ Acre*	½ Acre	½ Acre	½ Acre	½ Acre	½ Acre	½ Acre	½ Acre	½ Acre	½ Acre
Farm Animals	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No
Bees**	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Pigeons***	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No
Wild Animals	No	No	No	No	No	No	No	No	No	No	No	No

*Chickens may be allowed on less than ½ acres lots in the R-1.8 zone per Section 17.130.020.

**Standards for bees are found in Section 17.130.040.050

***Standards for pigeons are found in Section 17.130.040.060

Animals totaling no more than thirty (30) points per half acre, according to the point values listed below, may be kept as listed in the Farm Animal Table. Other animals not listed under the definition of ‘farm animal’ found in this section, are not allowed. Animal points shall not be granted for smaller than one-half (1/2) acre increments. However, up to four (4) animals classified as very small, are allowed on 1/3 acre or larger lots in the A-5, A-1 and R-1.8 zones provided all other standards and regulations of this Section are met. Offspring of allowed animals on the premises not exceeding six (6) months of age are not regulated under this section. Farm animals, except pigeons and bees, are assigned a point value as follows:

Large	Medium	Small	Very Small
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Farm Animals-Points	Farm Animals-Points	Farm Animals-Points	Farm Animals-Points
Bison – 20	Burro – 10	Alpaca – 5	Chinchilla – 2
Cattle-20	Donkey - 10	Goat – 5	Chicken – 2
Elk – 20	Emu – 10	Rhea - 5	Duck – 2
Horse – 20	Guanaco – 10	Sheep - 5	Goose – 2
Mule - 20	Llama – 10	Turkey - 5	Mink – 2
Pony - 20	Ostrich – 10		Rabbit -2
Yak – 20	Vicuña - 10		

B. Location: Farm animals may not be kept in any front yard or side yard area on properties less than one (1) acre in size. On properties less than one acre in size, no farm animal may be kept within 40' of any dwelling unit on an adjacent property that was in existence prior to the keeping of the animal.

C. Housing of Farm Animals: If an accessory building is used to house farm animals it shall be constructed to meet all pertinent Building Codes, Zoning Ordinances and Engineering requirements. Such buildings shall be located at least 40' from any dwelling, or commercial building where food is stored and/or prepared. No building used for housing of farm animals shall be located in the front yard or street side yard of any property.

The construction of such building will require a permit to be issued. Other Zoning requirements relating to setbacks from property lines and heights found in this title regarding accessory buildings shall also be met.

D. Fencing: All fencing shall be designed to and constructed to confine all farm animals within the owner's property. The fencing shall not exceed 6' in height. The fencing shall be the animal owner's responsibility unless a development is proposed adjoining to it wherein such case a developer would be responsible for fencing. If conflicting, the fencing requirements found in Title 16 and 17 of the Municipal Code will prevail over the requirements found in this chapter.

E. Slaughtering of Farm Animals: Farm animals may be slaughtered at the animal owner's property only if the animals were raised on site and if the slaughtering is performed out of sight of neighboring properties. The area where the slaughter takes place shall be kept clean to prevent health hazards. It may be located in the same building or area where animals are kept or may be a separate building or area.

F. Nuisances: If the animals are determined to be a nuisance in accordance with Title 8.24 of the Municipal Code or applicable State law, they may be ordered removed from the property in order to remedy the problem.

17.130.040.050: BEEKEEPING:

Honeybees may be kept as an accessory use on residential lots that are a minimum of ¼ acre in area. The number of honeybee colonies allowed on lots is as follows:

Lot size	¼ acre to ½ acre	½ acre to 1 acre	Over 1 acre
Number of colonies	2	4	1 additional colony for each additional ½ acre increment

Honeybee colonies shall be kept in hives with removable frames which shall be kept in sound and usable condition. Each person keeping bees is required to register and obtain a license from the Utah Department of Agriculture and Food. Other regulations (state and federal), such as those found in the chapter 11, title 4 of the Utah State Code, are to be followed as well.

- A. Location: Hives may not be located in the front or the street side yard of any property. Hives shall be located at least 25' from any adjoining property line or public street if not shielded by a "flyway barrier". If shielded the required setback shall be 10' from all property lines or public street. Hives shall be properly shielded from any adjacent night lighting on adjoining properties. The shielding shall be the bee owner's responsibility as to prevent bees from being attracted to neighboring properties and to prevent creation of nuisance conditions for the neighboring property owners.
- B. Location Restrictions: Beehives may not be located within 500 ft. of a public or private school property. Beehives and/or apiaries may not be located in water source recharge areas and protection zones in accordance with in Title 16.50 of the Municipal Code.
- C. Fences and shrubs: For any beehive located within 25' of a property line, a solid fence or dense hedge, known as a "flyway barrier", at least 6' in height, shall be placed along the side of the beehive that contains the entrance to the hive, and shall extend at least 10' from the hive in any direction along adjacent property lines. No such flyway barrier shall be required if a hive is located at least 25' from any property line or public street.
- D. Design and Water Supply: Hives shall not exceed 7' in overall height above ground level. This includes all brooders, supers, stands and any other components of the hive. Hives shall be oriented away from the nearest property line. A supply of fresh water shall be maintained on owner's property where it is readily accessible for bees to prevent them from congregating at neighboring swimming pools or other sources of water on nearby properties.
- E. Nuisance: Bees and associated beehives may be ordered removed from property if they are determined to be a nuisance in accordance with Title 8.24 of the Municipal Code or applicable State law.

17.130.040.060: PIGEONS:

Domesticated pigeons may be kept as an accessory use on single family residential lots that are a minimum of 1/3 acre in area within the A-5, A-1, R-1.8, R-2.5 and R-3 zones and in accordance with the following requirements:

- A. Restrictions: The following restrictions shall apply to the keeping and raising of pigeons:
 - 1. No more than 40 pigeons may be kept on any property in the City. Pigeons under four (4) weeks in age are not regulated under this section.
 - 2. Pigeons are to be kept in a coop or similar structure. A permit shall be required for the construction of the coop or structure.

3. Pigeons coops or other structures designed to house pigeons may not be located in the front or the street side yard of any property.
 4. Pigeon coops or other structures designed to house pigeons shall be located at least 40 ft. from any dwelling other than the pigeon owner's dwelling.
 5. The coop or structure where the pigeons are kept shall be maintained in a sanitary condition and in compliance with all applicable health regulations and:
 - a. All droppings within the coop and the enclosure shall be cleaned out at least once a week.
 - b. Coops or structures where the pigeons are kept must be thoroughly cleaned with a standard disinfectant at least once per calendar quarter.
 - c. Coops or structures where the pigeons are kept must be kept free from standing water and odor free.
 - d. All feed shall be stored in containers preventing intrusion by rodents and other vermin.
 - e. Dead birds shall be removed within 24 hours or less and shall be properly disposed of.
 6. Food and water for the pigeons shall be kept within the coop or structure where the pigeons are kept and not stored or scattered outside so as to attract other pigeons in excess of what is permitted on the property.
- B. Nuisance: Pigeons and associated coops and structures may be ordered removed from property if they are not maintained as required by this chapter or if they are determined to be a nuisance in accordance with Title 8.24 of the Municipal Code or applicable State law.

17.130.040.060: WILD ANIMALS:

The regulation of wild animals is found in Chapter 6.08 of the City Municipal Code.